

INDUSTRIAL WAREHAUS
PROPERTY GROUP

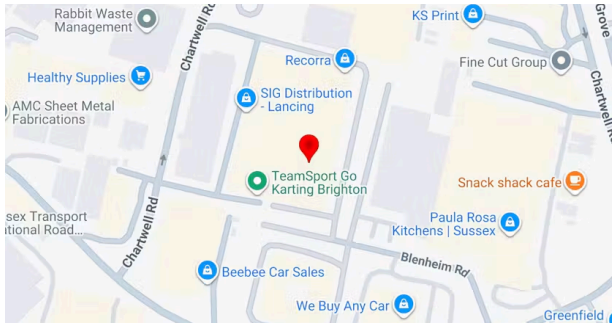
Unit 3 & Unit 5, Lancing Business Park, Blenheim Road, Lancing, West Sussex BN15 8UQ

Industrial Unit To Let | 32,251 sq ft | £322,500 per annum exclusive

Two Interconnecting Single Storey Industrial Units with three Roller Shutters, Offices and Loading/Parking Facilities via a large Yard

Accommodation

Name	sq ft	sq m
Unit - Unit 3 - Industrial	16,398	1,523.42
Mezzanine - Unit 3 - Storage	2,003	186.08
Ground - Unit 3 - Office	435	40.41
1st - Unit 3 - Offices	2,466	229.10
Unit - Unit 5 - Industrial	6,160	572.28
Ground - Unit 5 - Offices	2,351	218.42
1st - Unit 5 - Offices	2,438	226.50
Total	**32,251**	**2,996.21**



Summary

- Rent: £322,500 per annum
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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Location

The Units are located on Lancing Business Park and are strategically situated with the A27 and A259 both easily accessible providing links to the A23 and M23 Motorway to the East.

Description

Interconnecting Single Storey Industrial Units with three Roller Shutters, Mezzanine Floor (Unit 3), Ground Floor & First Floor Offices and Loading/Parking Facilities via a large Front and Side Yard.

Amenities & Specifications

Build Status: 2nd Hand - Existing
Planning Status: Planning Consented

Key Points

- Eaves Height 6.7 Metres (22 Feet)
- Large Yard (Front & Side)
- Mezzanine Floor (Unit 3)
- Offices (Ground Floor & First Floor)
- Three Electric Roller Shutters (2 Front & 1 Side)
- Three Phase Electricity Supply
- WC Facilities (Ground Floor & First Floor)

Terms

A new Full Repairing and Insuring Lease for a term to be agreed.

The Lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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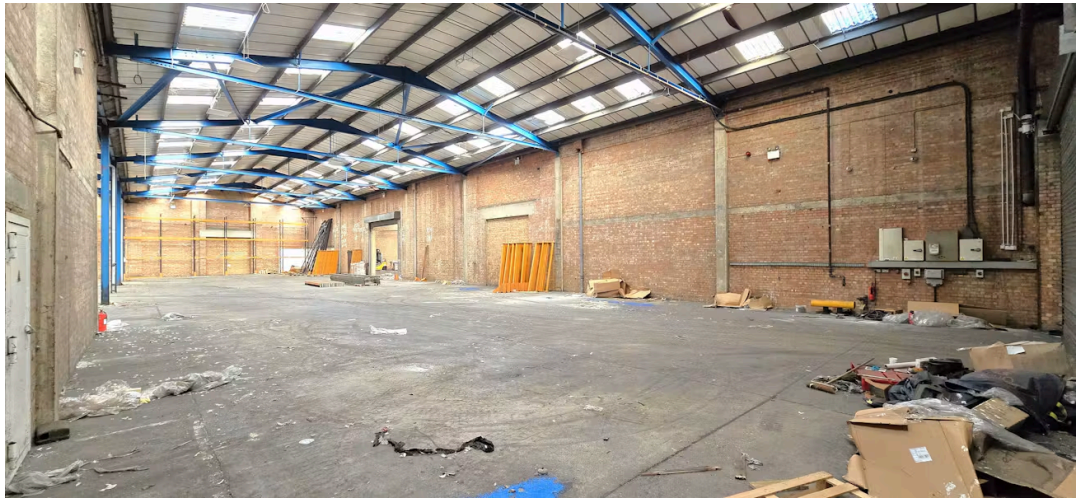



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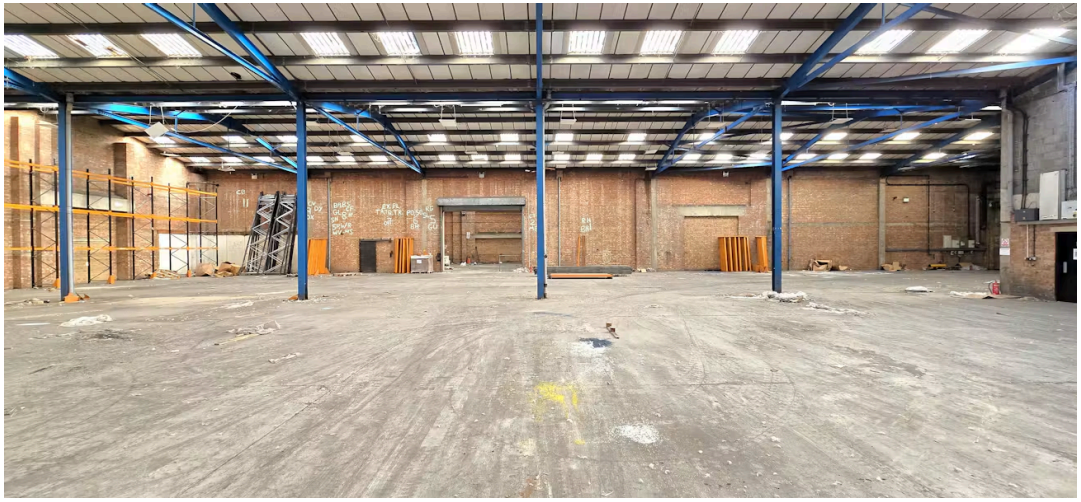




























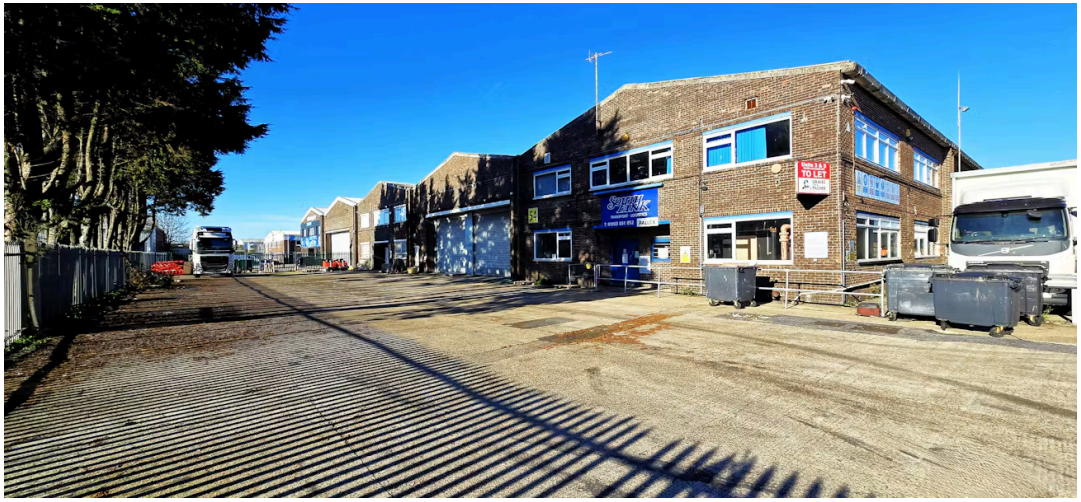











TO LET

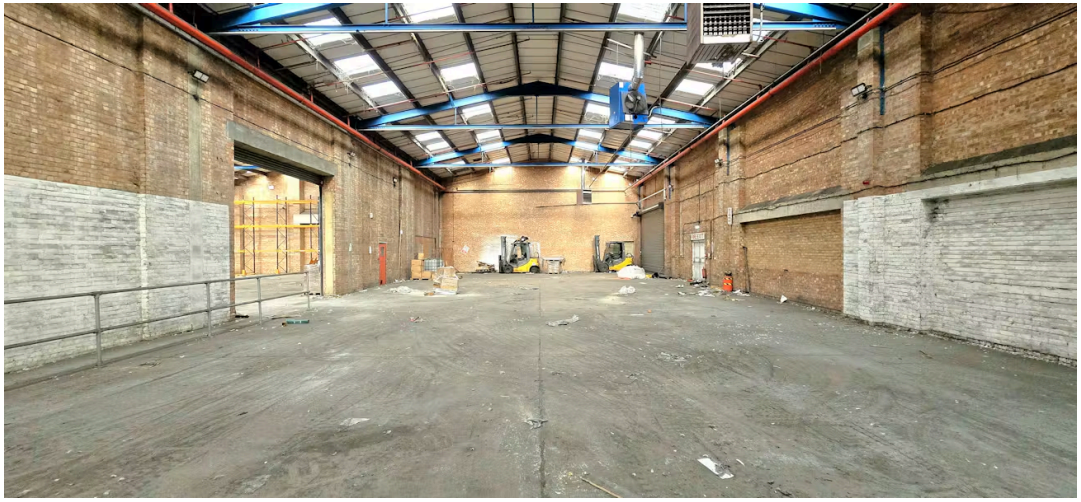

TO LET






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